



**3 Charlwood Drive
Henfield, West Sussex, BN5 9FA
Guide Price £700,000 Freehold**

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A Beautifully Presented Four Bedroom Detached Family Home With Many Delightful Features Including a Fabulous Open Plan Kitchen/Dining Room with Double French Doors onto the Enclosed Rear Garden, Private Driveway & Garage.

Situation

Henfield village offers local amenities including shopping facilities, village hall, library, health centre, churches, primary school and sports centre. A bus service passes through the village to the town centres of Horsham and Brighton offering more comprehensive shopping and leisure facilities. The nearest mainline stations are at Hassocks, Burgess Hill, Horsham, Haywards Heath and Shoreham-by-Sea. Crawley, Gatwick Airport and London are accessible via the A23/M23.

Description

The accommodation comprises entrance, entrance hall leading to the bright and spacious kitchen/dining room, the modern fitted kitchen includes integrated double oven & gas hob, fridge freezer, washing machine and dishwasher with french doors opening onto the enclosed rear garden. Double aspect dining room with bay window. Triple aspect bright and spacious lounge with french doors opening onto the rear garden. Downstairs cloakroom and large understairs storage cupboard.

Upstairs there is a double aspect bright and spacious master bedroom with modern fitted en suite shower room and large inbuilt wardrobes, second double bedroom with further modern fitted en suite shower room. Third double bedroom with inbuilt wardrobe, fourth single bedroom and a modern fitted family bathroom.

Outside the property enjoys a large side garden along with a front garden. Recently landscaped enclosed rear garden providing three separate patio areas and lawn. Private driveway with parking for two vehicles and a large single garage with up and over door and personal door to the rear garden.

Council Tax Band - F

Agents Note

In accordance with the Estate Agency Act 1979 section 21 (Connected Person), we would like to advise any potential purchaser that the seller of this property is a director of Stevens Estate Agents.

Property Misdescription Act 1991

Although every effort has been taken in the production of these particulars, prospective purchasers should note:

1. All measurements are approximate.
2. Services to the property, appliances and fittings included in the sale are believed to be in working order (although they may have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or survey before proceeding with the purchase.
4. The agent has not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitor as to the actual boundaries of the property.

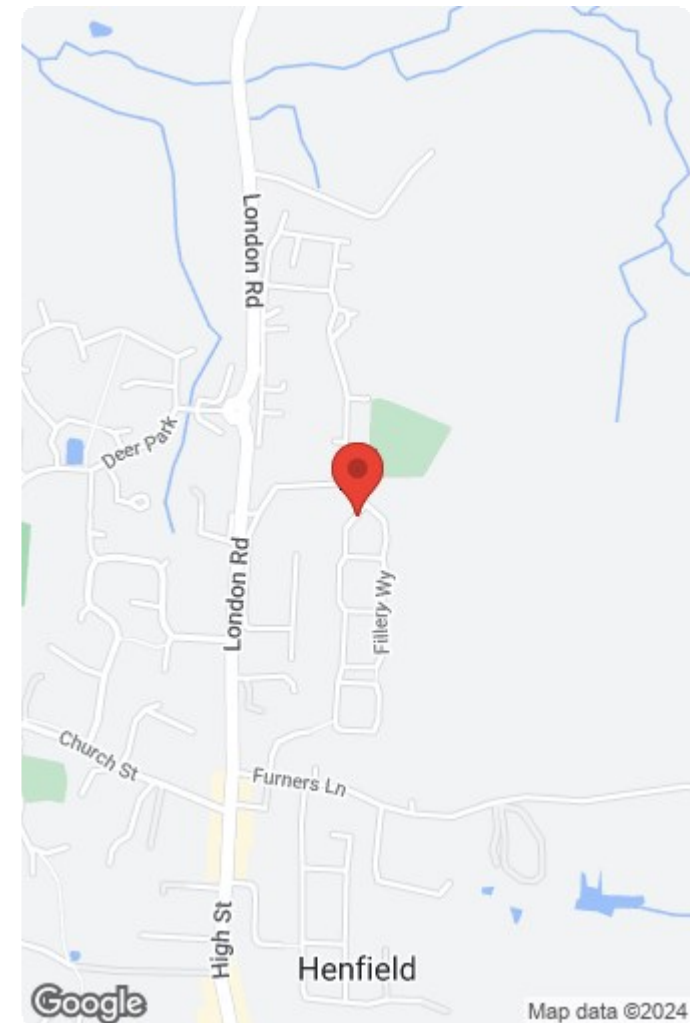
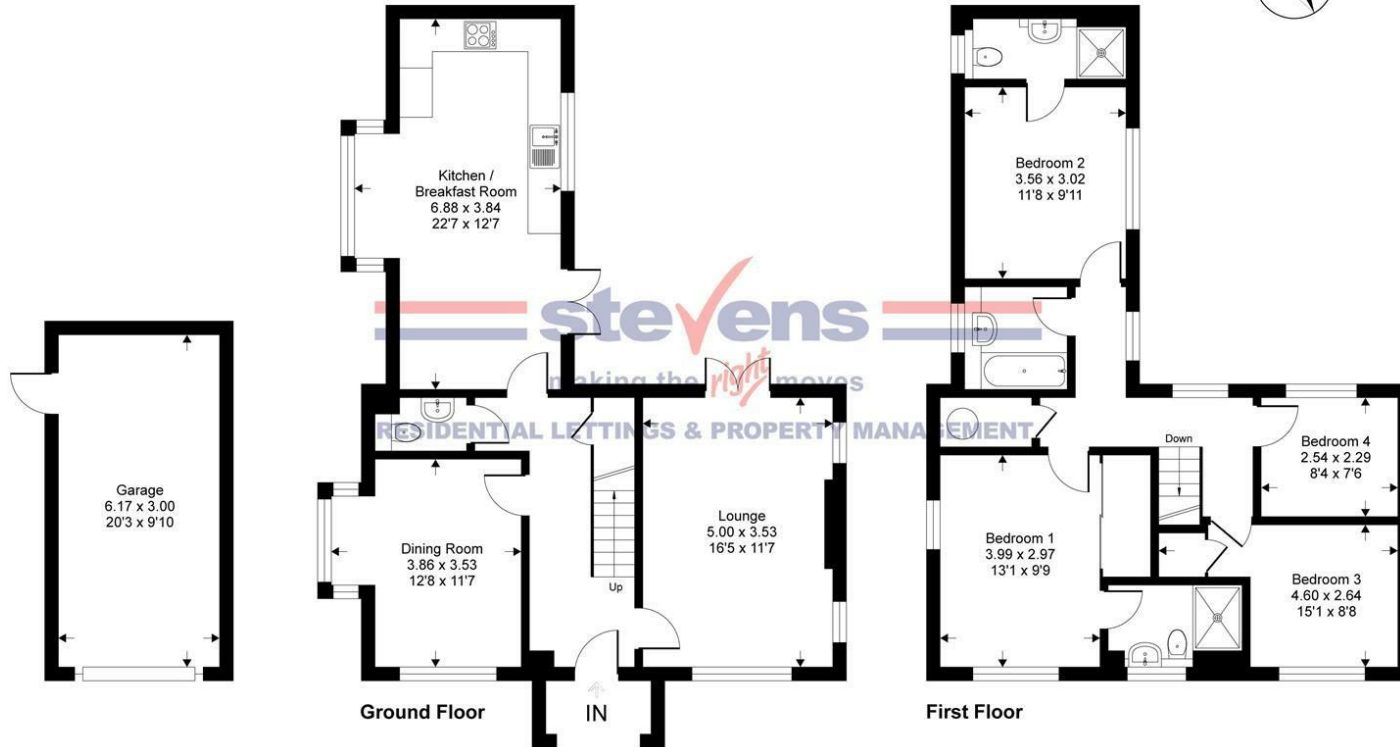






Charlwood Drive, BN5

Approximate Gross Internal Area = 131 sq m / 1406 sq ft
 Approximate Garage Internal Area = 18 sq m / 199 sq ft
 Approximate Total Internal Area = 149 sq m / 1605 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		100
(92 plus) A		
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewings by appointment only

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